

Minutes of Planning Commission Meeting April 21, 2008

Roll Call: 7:08 pm

Planning Commissioners present were Chair Fitzhugh, Stones, and Supplee. Members of the public present were Ken and Shirley Johnson, Tonya Cher, Ginette Gosselin, David and Samantha Aronson, Andrew Windover, and Kathleen Lott.

Approval of Minutes

Supplee moved to approve the minutes of Meeting 08-03, March 17, 2008. Stones seconded the motion. **The motion passed 3-0-0.**

Subdivisions

Ginette Gosselin has applied to subdivide her property at 292 Vermont Route 64. Supplee moved to **approve** the request; Stones seconded the motion. Mr. and Mrs. Aronson expressed concerns about stormwater runoff from a culvert on Lot 1, which drains portions of all three lots. Mr. Windover expressed concern for the potential impact of further development on the hill on drinking water wells of downhill neighbors such as himself and the Aronsons. The Planning Commission concluded that these concerns, while serious, did not prohibit the Commission from approving the subdivision, which conformed with the requirements of the zoning regulations. The Commission encouraged the neighbors to work together to resolve the stormwater problem and to talk to Bill Lyon regarding the storm drains on Route 12. The Commission also directed the ZA to learn more about the state stormwater regulations. **The motion passed 3-0-0.**

Kenneth and Shirley Johnson have applied to subdivide their property at 93 Hockman Hill Road. Mr. and Mrs. Johnson showed the Commission a survey of the property, but they were not sure that it was the most current survey, and they believed there might be a more up-to-date version in the possession of their attorney. They also thought the survey in their possession ought to have been recorded with the town (note: it has not been). The ZA will contact the attorney to determine the status of their survey(s). Supplee moved to **table** the matter until the May meeting; Stones seconded the motion. **The motion passed 3-0-0.**

Merton and Sheri Cheney have applied to subdivide their property on Bailey Road. Supplee moved to **approve** the request; Stones seconded the motion. The proposal meets the requirements of the regulations. The motion passed 3-0-0. Supplee observed that a driveway has been built on the new lot, and directed the ZA to check whether a permit application had been received (note: it has not).

Signs

George Makris applied for a sign permit to place a new sign at the former Red Kettle Restaurant on Route 12 South. Stones moved to approve the request; Supplee seconded the motion. Commissioners discussed the materials presented: there were drawings of two different signs. Commissioners directed the ZA to ask the applicant for more information. Supplee moved to table the matter; Stones seconded the motion. **The motion passed 3-0-0.**

Other Business

- CVRPC Report: Supplee clarified with the Selectboard what they want from his participation on the Regional Planning Commission: he is to attend meetings to listen to the discussions, provide the meeting minutes to the Selectboard, and they will call him in to report on anything of interest to Northfield. There is a new draft of the Regional Plan that we should all review. Also, the new Moretown Plan was reviewed

and it may be a good model for Northfield. Commission directed the ZA to obtain, review, and circulate the Moretown Plan.

- **ZA Report:** ZA reported on recent discovery in file boxes of sign permits and ZBA hearing applications circa 2002-2005 that had not been recorded and in many cases had not been signed by the ZA. Commissioners directed the ZA to consult an attorney for guidance, suggested perhaps a note on them to refer to the minutes of the meeting at which they were approved, and advised that ZA should not sign them herself. Also, the ZA reported on the ZBA response to the idea of a DRB system, which is to think about it some more, and the Commission received that well, and will look forward to future feedback from the ZBA.
- **Municipal Plan Update:** Stones opened the only proposal received. It was submitted by Yellow Wood Associates, and the price was \$7420, consistent with the Municipal Planning Grant. The Commission directed the ZA to develop weighted criteria by which to evaluate the proposal, circulate those to the Commissioners, and they would return scores to the ZA to determine whether the proposal meets the needs of the Municipality.
- **Letters of Interest from Candidates for Opening on Commission:** the Commission reviewed letters received, and decided that they would like to interview the candidates on an evening when all four members can be present, and directed the ZA to make such arrangements.
- **Chair Fitzhugh** reported that he attended a course on Act 250 offered by VLCT, and he learned that although a municipality may feel obligated under their by-laws to approve a proposal, the municipality may still participate in the Act 250 process in opposition to the proposal on the basis of three criteria, including Criterion 8 (Aesthetics, Scenic and Natural Beauty). He distributed a copy of that Criterion and a link to a case in which the Town of Quechee did that. He directed the ZA to forward this information to Mr. Jeffrey.

Next Regular Meeting

May 22, 2008

Adjournment: 9:00 pm

A motion to adjourn was made by Stones and seconded by Supplee. **The motion passed 3-0-0.**

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.